

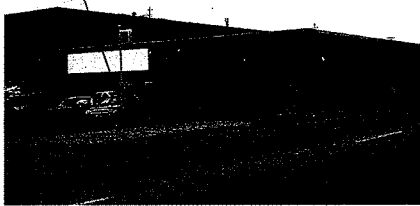

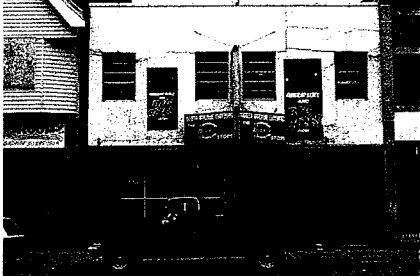
**PROPOSED BLIGHT DESIGNATION SUMMARY
AND LAND DISPOSITION REPORT
PARK WEST "E" REDEVELOPMENT AREA**

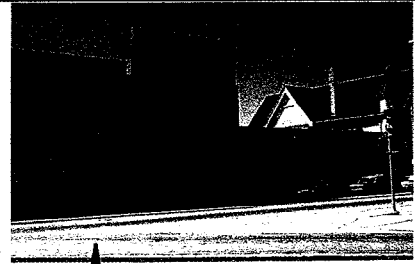

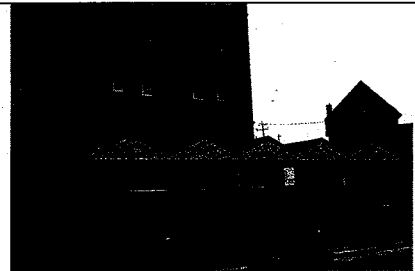
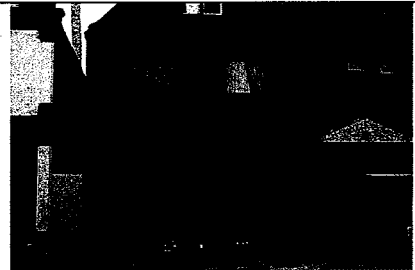

Date: April 19, 2001

Proposed Activity: Declare blighted for acquisition 16 privately owned properties and 18 City-owned properties in the Park West "E" renewal boundary and in the vicinity of Fond du Lac and North Avenues. After acquisition, the property will be conveyed to the Fond du Lac & North Avenue, LLC, for large-scale commercial development including a Super K Mart.

Related Activities: On April 2, 2001, the Authority expanded the boundary of the Park West "E" Renewal District and directed staff to prepare a Redevelopment Plan to facilitate commercial development in the area. To assure the timely acquisition of properties, the Authority is proposing to use its Spot Acquisition powers to begin acquisition activities in advance of the plan consideration, which should be presented to the Authority at its May meeting. In addition, the City of Milwaukee is currently undertaking a major reconstruction of Fond du Lac Avenue including new paving, sidewalks, landscaping and a slight right-of-way realignment.

**Private
Properties:**

	<p>2213 West North Avenue Description: 1 and 2-story, masonry commercial building built in 1967 Size: 16,830 SF building on a 32,110 SF lot Condition: Average to Good Owner: Sera-Tec Biologicals Ltd. Partnership (headquartered in Oklahoma City) Occupancy: Owner occupied – Sera-Tec Plasma Center Assessment: \$ 100,000 Tax Status: Current/Paid in Full</p>
	<p>2129-35 West North Avenue Description: 2-story mixed use building, brick construction, built in 1929 with 3 storefronts and 3 apartments Size: 9,720 SF building on a 8,884 SF lot Condition: Fair with limited evidence of deferred maintenance Owner: A.J. Wilson Occupancy: Three retail tenants and three apartment residents Assessment: \$ 60,000 Tax Status: Current/Installment</p>
	<p>2125-27 West North Avenue Description: 2 story commercial building built in 1934 with one retail store and second floor office space Size: 94,370 SF building on a 3,390 SF lot Condition: Fair; evidence of deferred maintenance Owner: E. Randy Radkey & Jill Radke Occupancy: Owner operates the retail store; second floor used for storage Assessment: \$ 18,000 Tax Status: Current/Paid in Full</p>

	<p>2111-17 West North Avenue Description: 1 to 3- story commercial building used as a plasma center Size: 11,930 SF building on a 10,106 SF lot Condition: Good to fair; 1998 building addition Owner: Plasma Rentals LLC (headquartered in Lafayette, LA) Occupancy: Owner operates the plasma center Assessment: \$ 280,700 Tax Status: Current/Paid in Full</p>
	<p>2101-07 West North Avenue Description: 2-story, brick commercial building built in 1890 Size: 11,930 SF building on a 10,106 SF lot Condition: Fair to poor with evidence of deferred maintenance; multiple code violations Owner: Charab - Nafisa, Dina Dima Behai & Hassan Occupancy: Tenant occupied furniture store Assessment: \$ 25,000 Tax Status: One year delinquent</p>
	<p>2033-35 West Fond du Lac Avenue Description: 3-story mixed-use brick building constructed in 1900 with a single ground floor storefront and 4 apartments Size: 8,019 SF building on a 6,200 SF lot Condition: Fair to poor with evidence of deferred maintenance Owner: Ricardo McKenzie & Leonie Ebanks Occupancy: Church tenant occupies the retail space; all 4 apartments tenant occupied Assessment: \$ 28,800 Tax Status: One year delinquent</p>
	<p>2029-31 West Fond du Lac Avenue Description: 2-story mixed-use building built in 1890 with 1 store and 1 apartment Size: 4,198 SF building on a 3,473 SF lot Condition: Poor with some outstanding code violations Owner: Michael D. Stone Occupancy: Vacant Assessment: \$ 15,400 Tax Status: Eight years delinquent; environmental testing required before foreclosure</p>
	<p>2007 West Fond du Lac Avenue Description: A customer parking lot for Columbia Savings & Loan at 2006 West Fond du Lac Size: 10,000 SF lot Condition: Fair Owner: Columbia Savings & Loan Occupancy: Owner occupied Assessment: \$ 18,800 Tax Status: Current/Paid in full</p>



2001 West Fond du Lac Avenue

Description: 2-story commercial/residential building used by a church since 1985.

Size: 2,600 SF building on a 6,693 SF lot

Condition: Fair to poor

Owner: Ezekiel Church of God in Christ
Under contract for sale to the City for the Fond du Lac Avenue improvement project

Occupancy: Vacant; church has been relocated

Assessment: \$ 0

Tax Status: Current/Paid in full



2210 North 21st Street

Description: A single-family residence with asbestos siding, built in 1905

Size: 1,296 SF house with 5 bedrooms and 1 bath on a 2,070 SF lot

Condition: Fair with some evidence of deferred maintenance

Owner: William & Helen Springer

Occupancy: Owner occupants although owners are ill and may be in a nursing home

Assessment: \$ 13,100

Tax Status: Current/Paid in full



2210A North 21st Street

Description: A single-family rear cottage with asbestos siding, built in 1905

Size: 688 SF with 2 bedrooms and one bath on a 1,734 SF lot

Condition: Fair with some evidence of deferred maintenance

Owner: William & Helen Springer

Occupancy: Tenant occupied by owners' son

Assessment: \$ 6,500

Tax Status: Current/Paid in full



2216 North 21st Street

Description: An asbestos-sided single-family residence built in 1895

Size: 844 SF house with 2 bedrooms and 1 bath on a 2,160 SF lot

Condition: Fair with evidence of deferred maintenance

Owner: Vida Mae Alston

Occupancy: Vacant; owner sick and may be in a nursing home

Assessment: \$ 9,500

Tax Status: Current/Paid in full



2222 North 21st Street

Description: A single-family residence with asbestos siding built in 1890

Size: 693 SF house with 4 bedrooms and 1 bath on a 1,517 SF lot




Condition: Fair with some evidence of deferred maintenance

Owner: Brigid Ford
(subject to life estate of Marie Sylkek)

Occupancy: Occupied by Marie Sylkek

Assessment: \$ 7,300

Tax Status: Current/Paid in full

	<p>2127-29 North 22nd Street Description: 2-story, asbestos sided duplex built in 1908 Size: 2,354 SF house with 4 bedrooms and 2 baths on a 7,860 SF lot Condition: Fair to poor with evidence of deferred maintenance Owner: Mittie Baker (deceased) Occupancy: One unit occupied by owner's daughter; other unit is vacant Assessment: \$ 15,600 Tax Status: Current/Paid in full</p>
	<p>2126-28 North 23rd Street Description: 2-story, wood-frame duplex built in 1915 and renovated in 1998 Size: 2,390 SF house with 4 bedrooms and 2 baths on a 3,930 SF lot Condition: Good, recently rehabilitated Owner: The Holy Spirit Association for the Unification of World Christianity (acquired from City in 1998 for rehabilitation and resale for affordable housing) Occupancy: Pastor resides in lower unit; considered a temporary occupant until house is sold Assessment: \$ 9,800 Tax Status: Current/Installment</p>
	<p>2136 North 23rd Street Description: 2-story, wood-frame colonial single-family built in 1970 Size: 1,040 SF house with 4 bedrooms and 2 baths on a 3,930 SF lot Condition: Fair with evidence of deferred maintenance Owner: Ethel Collins Occupancy: Owner occupied Assessment: \$ 19,700 Tax Status: Current/Paid in full</p>

City-Owned Properties:

Address	Property Type	Lot Size
2235 West North Avenue	Vacant lot	78,832 SF
2121-23 West North Avenue	2-story commercial building	6,884 SF
2239 North 21st Street	Parking lot	48,311 SF
2102 West Garfield Avenue	Vacant lot	31,705 SF
2041-35 West Fond du Lac Ave.	Vacant lot	2,094 SF
2019 West Fond du Lac Ave.	Vacant lot	6,693 SF
2008 West Garfield Avenue	Vacant lot	7,557 SF
2200 North 21st Street	Vacant lot	7,505 SF
2214 North 21st Street	Vacant lot	3,150 SF
2123 North 22nd Street	Vacant lot	3,917 SF
2119-21 North 22nd Street	Vacant lot	4,042 SF
2138 North 23rd Street	Vacant lot	4,149 SF
2104 West Lloyd Street	Vacant lot	2,348 SF
2108 West Lloyd Street	Vacant lot	2,807 SF
2114 West Lloyd Street	Vacant lot	3,538 SF
2116 West Lloyd Street	Vacant lot	3,302 SF
2120 West Lloyd Street	Vacant lot	3,446 SF
2124 West Lloyd Street	Vacant lot	3,474 SF
Total City Lots		220,260 SF

Acquisition

Conditions:

A Phase I environmental assessment for the project area recommended Phase II testing of all the commercial properties to be acquired. Rights of entry to conduct such testing will be made of all commercial owners. If permission is not granted, the Authority shall seek access through the courts. The Authority proposes to use Triad Engineering, Inc. under the auspices of the City's master Phase II contract.

Redeveloper:

Fond du Lac & North Avenue, LLC, a limited liability corporation form by Larry Kilduff, a real estate development consultant with the Endeavour Company, and John Bowles, the president of Central City Construction. Other members of the LLC include the Inner City Redevelopment Corporation, Urban Developers, LLC (John Bowles, Managing Member) and Fond du Lac Development Company, LLC (Larry Kilduff, Managing Member).

Proposed Use:

Development of a 156,103-square-foot Super K Mart plus approximately 30,000 SF of additional retail space in three separate buildings along Fond du Lac Avenue. The K Mart is projected to open in Fall 2002 and is expected to employ up to 400 people. The total project cost is about \$17 million.

The assembled site will contain approximately 14.74 acres of land, including vacated streets. The site will include parcels acquired by the Authority as well as properties purchased directly by the Redeveloper. The Authority will apply for the street vacation. While the streets will be vacated, site access has been designed in such a way to give the impression that the street patterns remain. Redeveloper will grant public access easements to the City.

Option Terms:

The Authority and the Redeveloper will enter into a Development Agreement, which is currently being negotiated. The Authority expects to assemble the site and convey it to the Redeveloper by September so that construction can commence in September. The purchase price will be \$3,000,000.

Past Actions:

On April 19, 2001, the Redevelopment Authority held a Public Hearing on the blight designations and on the disposition of the properties pursuant to Wisconsin Statutes.

Future Actions:

Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the properties pursuant to Section 32.05, Wisconsin Statutes. After acquisition, the properties will be conveyed to the Redeveloper pursuant to the terms of the Development Agreement.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko
Assistant Executive Director-Secretary